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JPMorgan Chase Bank, N.A.

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N.A.,

Plaintiff,

vs.

RANDY BLIZZARD, in his individual
capacity and as Trustee of the JOEL 228
TRUST; the JAMES PAUL GETTY
IRREVOCABLE RESOURCE TRUST; the
ANTHONY F. JOHNSON
IRREVOCABLE RESOURCE TRUST; the
STEVEN J. CASTELLAN
IRREVOCABLE RESOURCE TRUST; the
BRIAN PHILIP ANDERSON
IRREVOCABLE RESOURCE TRUST; the
PHILIP STEVEN IRREVOCABLE
RESOURCE TRUST; HOLLYWOOD
RANCH HOMEOWNERS
ASSOCIATION, a Nevada non-profit
corporation; CYNTHIA GIBSON, an
individual,

Defendants.

Case No. 2:17-cv-00678-RFB-VCF

**STIPULATION AND ORDER TO
QUIET TITLE AND FOR DISMISSAL
OF JPMORGAN CHASE BANK, N.A.
WITH PREJUDICE**

Plaintiff JPMorgan Chase Bank, N.A. (hereinafter "Chase" or "Plaintiff"), by and
through its attorneys of record, Kent F. Larsen, Esq. and Karl Nielson, Esq. of the law firm of
Smith Larsen & Wixom; and Defendants, Randy Blizzard, in his individual capacity and as
Trustee of the Joel 228 Trust, The James Paul Getty Irrevocable Resource Trust, The Anthony
F. Johnson Irrevocable Resource Trust, The Steven J. Castellan Irrevocable Resource Trust,

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1 The Brian Philip Anderson Irrevocable Resource Trust, and Philip Steven Irrevocable
2 Resource Trust (hereinafter collectively "**Defendants**"), by and through their attorney of
3 record, Michael N. Beede, Esq. of the Law Office of Mike Beede, PLLC by and through their
4 respective counsel of record, hereby stipulate and agree as follows:

5 **IT IS HEREBY STIPULATED AND AGREED** that as a result of the Confidential
6 Settlement Agreement executed by Chase and Defendants, Chase has agreed to relinquish and
7 convey and has done or will do so by reconveyance, any and all of its right title and interest
8 under its Deed of Trust ("DOT") on the subject real property commonly known as 6540
9 Charlie Chaplin Avenue #102, Las Vegas, Nevada 89122, APN: 161-10-710-305 (the
10 "Property").

11 **IT IS FURTHER STIPULATED AND AGREED** that this Stipulation and Order is
12 in no way intended to impair the rights of Chase (or any of their authorized agents, investors,
13 affiliates, predecessors, successors, and assigns) to pursue any and all remedies against the
14 Borrower(s), as defined in the DOT and/or Note, that Chase (or any of their authorized agents,
15 investors, affiliates, predecessors, successors, and assigns) may have relating to the Note.

16 **IT IS FURTHER STIPULATED AND AGREED** that a copy of this Order may be
17 recorded with the Clark County Recorder.

18 **IT IS FURTHER STIPULATED AND AGREED** that as a result of the settlement,
19 title in the property is quieted in favor of Defendants.

20 **IT IS FURTHER STIPULATED AND AGREED** that Chase shall be dismissed
21 from this litigation WITH PREJUDICE, including any and all claims asserted against Chase
22 or by Chase, each party to bear its own costs and fees.

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24 ///

25 ///

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This dismissal pertains to Chase only and not to any other party.

Dated this 6th day of August 2018.

SMITH LARSEN & WIXOM

/s/

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KARL NIELSON, ESQ.

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Attorneys for Plaintiff, JPMorgan Chase
Bank, N.A.

Dated this 26th day of March, 2018.

THE LAW OFFICE OF MIKE BEEDE,
PLLC

/s/

MICHAEL BEEDE, ESQ.

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Attorney for Defendants, Randy Blizzard, in
his individual capacity and as Trustee of the
Joel 228 Trust; The James Paul Getty
Irrevocable Resource Trust; The Anthony F.
Johnson Irrevocable Resource Trust; The
Steven J. Castellan Irrevocable Resource
Trust; The Brian Philip Anderson
Irrevocable Resource Trust; and Philip
Steven Irrevocable Resource Trust

ORDER

IT IS SO ORDERED.

RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE

DATED this 13th day of August, 2019.